



City of Seattle Preliminary Assessment Report

October 22, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form and also on your pre-application site visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for SIP Design Guidance and 90% completed SIP acceptance (see SDOT CAM 2200, 2201, 2211, 2212, 2213, and 2214).

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. The applicant is responsible for providing all required documents at the intake appointment. If you have questions about this report or PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: A preliminary assessment is being conducted on all land use projects as well as new free-standing buildings (new construction). If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see CAM 2200, 2206, 2209, 2211, 2213, and 2214).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary

AP/Project No.	6208854	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	10/19/09
Category	COMMERCIAL	PASV Done Under	
DPD Review Type	FULL	Permit Remarks	
Address	3235 16th Ave SW		
Location			
Zoning		Applicant	BRUCE ERICKSON 1601 5TH AVE SUITE 1600 SEATTLE WA 98101 (206) 926-0546
King County APN	7666703020		
Permit Status	Initial Information Collected		
Description of Work	Repair existing wood seawall that is deteriorating. The wall is approximately 15' high and 50' long.	Applicant Email	bruce.erickson@kpff.com
		Linked AP/Project Nos.	
SDOT Project No			

For detail zoning information, click the on the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

PASV Report

Contact: Scott E Stevens, (206) 684-3297, scott.stevens@seattle.gov

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Liquefaction

Shoreline habitat

Earth Disturbance

Provide geo-technical engineer's verification that temporary cut slopes can stand at greater than 1h:1v, or if shoring is required, provide submittals by geotechnical and structural engineers and show shoring system on drawings. If excavation encroaches on adjacent property, provide documentation of consent from property owner.

Show all retaining walls/rockeries:

Existing ROW Conditions

Street Conditions

16TH AVE SW

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Potential Impacts to Seattle Parks Property

Project is adjacent to parks or park boulevards.

Tree Protection

Existing trees appear to be shown accurately on the site plan

Construction Erosion Control

All projects, regardless of size, require erosion control in accordance with the requirements noted in the Stormwater, Grading and Drainage Control code (SMC 22.802015 and 22.8.2.016). The details noted below refer to details found on the Temporary Erosion and Sedimentation Control Standard Plan and the Construction Stormwater Control Technical Requirements Manual, which is available from DPD's Public Resource Center.

Show the following on the permit application Construction Stormwater Control Plan.

Create construction non-disturbance area (detail E1.25) or buffer zone (detail 1.30) to minimize disturbed areas.

Show access to the construction site; show methods to protect the right-of-way from mud and dirt (detail E2.10)

A temporary erosion and sedimentation control (TESC) inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. Call (206) 684-8900 to schedule an inspection after your permit is issued.

Inspectors Notes

Waterfront property. Seawall reconstruction.

Standard Submittal Requirements for Projects in an ECA

Site is mapped as liquefaction prone. Geotechnical report and/or structural calculations are required to address liquefaction potential and, if needed, mitigation (see SMC 25.09.100)

Seattle City Light Requirements

Contact: Bob Hansen, bob.hansen@seattle.gov

Based on the information provided at this time, it does not appear that SCL has additional requirements to accommodate construction of your project. For electrical service design and connection questions, please refer to "Applicant Next Steps." Be advised that it is your responsibility to seek guidance from SCL should the scope of the project change or should you become aware of proposed construction in the right-of-way. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

DPD Drainage Requirements

Contact: Michelle M Macias, (206) 684-3068, michelle.macias@seattle.gov

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Direct to receiving water.

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Direct to receiving water.

DPD Land Use Code Requirements

Contact: Joanne E West, (206) 233-3865, JoAnne.West@Seattle.Gov

Based on the information provided at this time, it appears that no street improvements are required. Be advised that it is the applicant's responsibility to seek guidance from DPD should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact DPD at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

Contact: Joel Prather, (206) 615-0772, joel.prather@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

Street Improvement Requirements 16TH AVE SW

Other requirements: no requirements per DPD LU.

SPU Requirements

Contact: Jennyfer Jacobsen, (206) 684-8766, JacobsJS@seattle.gov

Based on the information provided at this time, it appears that no street improvements are required. Be advised that it is the applicant's responsibility to seek guidance from SPU should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SPU at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

Solid Waste

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.